

After recording, return to:  
FNF Title Services, Inc.  
7145 Swinnea Road, Suite 2  
Southaven, MS 38671  
(662) 349-6536  
File #S 12131

Asset No. 8000249584

STATE MS.-DE SOTO CO.

Aug 23 2 59 PM '04

BK 480 PG 325  
J.E. DAVIS CH. CLK.

Indexing Instructions: Lot 107, Section E, Stonehedge Place Subdivision, Section 29, T1S, R7W,  
DeSoto County, Mississippi

This document prepared by:  
First Guaranty Title, LLC  
825 Ridgewood Road  
Ridgeland, MS 39157  
(601) 957-5087

**SPECIAL WARRANTY DEED****STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420 represented herein by Ocwen Federal Bank, FSB, by virtue of authority attached hereto, Grantor does hereby sell, convey and specially warrant unto JESSICA LYN PAYTON, Grantee, the following described land and property situated DeSoto County, State of Mississippi, to-wit:

**LOT 107, SECTION E, STONEHEDGE PLACE SUBDIVISION, in Section 19, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 46, Page 15, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

THIS CONVEYANCE is subject to all taxes and special assessments levied or assessed against subject property for the year 2004, which taxes have been prorated as of this date and to any and all recorded restrictions, rights-of-way, easements or mineral reservations, applicable to the herein described property.

PURCHASER UNDERSTANDS AND ACKNOWLEDGES that the property is being purchased in an [AS IS] condition and Purchaser hereby waives any claim whatsoever which he/she has or may have against the Seller with regard to the property or anything in, on, about or relating to the property and Purchaser hereby releases the Seller from any and all liability or obligations in connection with the same. Purchaser acknowledges that the property has been made available for complete inspection, appraisal and evaluation prior to the execution of the contract and closing of the sale and Purchaser hereby acknowledges and covenants that he/she accepts the property in its present condition with no reservations or qualifications whatsoever. Purchaser further acknowledges that the Seller shall not be responsible for any change in the conditions of the property including, but not limited to, the improvements, fixtures, furnishings, equipment, roof, foundation, or anything in, on, about or relating to the property or to any environmental, zoning, flood conditions, matters or certifications, which may occur between the date of the contract and the closing of the sale or which occur after the closing of this sale. Any repairs of any nature which the Seller may have elected to perform prior to closing shall be deemed to have been accepted by Purchaser as completed and satisfactory at the time of closing and the Seller shall not be responsible for any further repairs or warranties whatsoever of any kind or nature after closing of this transaction.

Pursuant to provisions of 38 U.S.C 1620(a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

No title examination was performed by First Guaranty Title, LLC. All information contained herein furnished by the parties hereto.

WITNESS THE SIGNATURE of the undersigned this the 21<sup>st</sup> day of July, 2004.

Secretary of Veterans Affairs,  
An officer of the United States

BY: MICHAEL MORELAND  
ITS: Director, VA REG

OCWEN Federal Bank, FSB  
Pursuant to a delegation of authority  
contained in 38 C.F.R. 36.4342(f)

STATE OF FLORIDA

## COUNTY OF ORANGE

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state on this 21 day of JULY, 2004, the within named, MICHAEL MASON, who acknowledged that he/she is the VP AND DIRECTOR of Ocwen Federal Bank, FSB, for The Secretary of Veterans Affairs, an Officer of the United States, pursuant to a delegation of authority contained in 38 C.F.R. 36.4342(f), and that for and on behalf of the said Secretary of Veterans Affairs, and in said representative capacity and as its act and deed, he/she executed the above and foregoing instrument after first having been duly authorized by said Secretary of Veterans Affairs.

GIVEN under my hand and official seal, this the 21 day of JULY, 2004.



Valerie Braxton  
NOTARY PUBLIC



Valerie Braxton  
My Commission DD318917  
Expires May 12, 2008

Grantor:  
1675 Palm Beach Lakes Blvd., Suite 411  
West Palm Beach, FL 33401  
Phone: (561) 681-8848

Grantee:  
7382 Stonegate  
Southaven, MS 38671  
Phone: (662) 429-5937 N/A

## OCWEN FEDERAL BANK FSB

## CERTIFICATE OF SECRETARY

The undersigned hereby certifies to the following:

1. He is the duly, elected, qualified and acting Secretary of Ocwen Federal Bank FSB (the "Company"), and in charge of the minute books and corporate records of the Company.
2. Set forth below is a true copy of certain resolutions duly adopted by the Executive Committee of the Company on September 16, 2003:

**RESOLVED**, that the Senior Vice President of Residential Loan Servicing, Senior Vice President and General Manager of the Orlando Service Center, Vice President of Residential Loss Mitigation, Vice President of Ocwen Realty Advisors, Director of VA REO, Director of REO, Director of Customer Service, Director of Loan Servicing, Senior Manager of Customer Relations, Senior Manager of Corporate Services, and Senior Manager of Mortgage Operations, Senior Supervisor of Contract Management be, and hereby are, authorized to execute, acknowledge, seal, deliver, endorse, file, record and process the following documents, on behalf of the Bank as necessary or desirable and appropriately completed, in the ordinary course of servicing one-to-four family residential mortgage loans, including the marketing and sale of real estate owned:

deeds; mortgages; note endorsements; subordinations; modifications; lost note affidavits; assignments, satisfactions, releases and reconveyances of deeds, mortgages, subordinations, modifications and other recorded documents; checks or other instruments received by the Bank and made payable to a prior servicer; hazard claims; tax authority notifications and declarations; bills of sale and other instruments of sale, conveyance, and transfer; and all ordinary, appropriate or necessary endorsements, acknowledgements, affidavits and other supporting documents;

**RESOLVED**, that each of the Senior Vice President of Residential Loan Servicing, Vice President of Ocwen Realty Advisors, Senior Vice President and General Manager of the Orlando Service Center, Director of Customer Service, Director of VA REO, Director of Loan Servicing, Senior Manager of Corporate Services and Vice President of Residential Loss Mitigation, Default Servicing Liaison be, and are hereby, authorized, among other things, to execute, acknowledge, seal, deliver, endorse, file, record and process the following documents, on behalf of the Bank as necessary or desirable and appropriately completed, in the ordinary course of servicing one-to-four family residential mortgage loans, including the marketing and sale of real estate owned:

insurance filings and claims; affidavits of debt; substitutions of trustee or counsel; non-military affidavits; notices of rescission; foreclosure deeds;

transfer tax affidavits; affidavits of merit; verifications of complaints; notices to quit; bankruptcy declarations for the purpose of filing motions to lift stays; and all other ordinary, appropriate or necessary documents in connection with insurance, foreclosure, bankruptcy and eviction actions;

**RESOLVED**, that the Senior Vice President of Residential Loan Servicing, Vice President of Ocwen Realty Advisors, Senior Vice President and General Manager of the Orlando Service Center, Director of Loan Servicing and Vice President of Residential Loss Mitigation be, and hereby are authorized and directed to execute all documents necessary for the purchase by the Bank of real property located in Puerto Rico, to take all actions necessary and desirable to administer the assets and the property of the Bank, including without limitation, purchases, endorsements, allonges, assignments of mortgages and trust deeds, other assignments and reconveyances, deeds, leases, contracts and legal pleadings, and to appear on behalf of the Bank in any legal proceeding related to the Property and the assets;

**RESOLVED**, that the Vice President of Ocwen Realty Advisors, Director of Servicing Operations, Director of REO, Manager of REO Closing, Director of VA REO and the Director of Investor Reporting be, and are hereby, appointed Assistant Secretaries of the Bank for the purposes of attesting documents in the ordinary course of servicing one-to-four family residential mortgage loans, including the marketing and sale of real estate owned, provided that such documents have been executed by other signatories named in the preceding resolutions;

**RESOLVED**, that the Senior Vice President of Residential Loan Servicing, Vice President of Ocwen Realty Advisors and Director of Investor Reporting be, and hereby are, authorized to execute, acknowledge, seal, deliver, endorse, file, record and process loss letters and stop advance certificates, on behalf of the Bank as necessary or desirable and appropriately completed, in the ordinary course of servicing one-to-four family residential mortgage loans, including in connection with real estate owned;

**RESOLVED**, that the proper officers be, and hereby are, authorized to appoint an attorney in fact to act for and in representation of the proper officers and for the Banks use and benefit in the exercise of the proper officers authority with regards to real property located in Puerto Rico;

**RESOLVED**, that for the purposes of these resolutions, the proper officers shall be: the Chairman and Chief Executive Officer, the President, any Vice President, the Treasurer, the Secretary and any Assistant Secretary;

**RESOLVED**, that any and all actions previously taken by the proper officers of the Bank on behalf of the Bank, or by the persons authorized herein but predating the date hereof, in furtherance of the purpose and intent of any or all of the

foregoing resolutions be, and hereby are, ratified, confirmed, adopted and approved in all respects as the duly authorized acts of the Bank; and

**FURTHER RESOLVED**, that the proper officers of the Bank be, and each of them hereby is, authorized and directed, in the name and on behalf of the Bank, to take any and all such further actions, to execute, deliver and perform, under its corporate seal or otherwise, any and all such further agreements, documents, certificates and instruments, to make any and all such filings, to seek any and all such approvals and to pay any and all such costs and expenses as in their, his or her judgment may be necessary, appropriate or advisable in order to carry out the purpose and intent of any or all of the foregoing resolutions and to effectuate the transactions authorized thereby; and

**FURTHER RESOLVED**, that these resolutions rescind and supersede all prior resolutions of the Executive Committee or of the Board of Directors with respect to the matters addressed herein.

3. Set forth below is a list of the Company's officers and personnel who are authorized to execute the documents referred to in the foregoing resolutions, together with the title and department of such officer and personnel. Each of such officers and personnel is as of the date hereof, a duly appointed officer or employee of the Company, holding the office or position set forth opposite his/her name.

<u>Name</u>	<u>Title</u>
Scott P. Conradson	Senior Vice President and General Manager of Orlando Service Center
Scott W. Anderson	Senior Vice President, Residential Loan Servicing
Margery A. Rotundo	Vice President, Residential Loss Mitigation
Arthur J. Castner	Vice President, Ocwen Realty Advisors
Michael H. Moreland	Director, VA REO
Joseph Hillery	Director, REO
Brian J. Laforest	Director, Investor Reporting
Normajean N. Cohn	Director, Customer Service
Paul E. Neff	Director, Servicing Operations
Robert G. Hall	Director, Loan Servicing
Brian P. Vanscoy	Senior Manager, Mortgage Operations

Robert E. Kaltenbach	Senior Manager, Customer Relations
Steve A. Nielsen	Senior Manager, Corporate Services
Andrew C. Kurek	Manager, REO Closing
Mark L. Elliot	Senior Supervisor, Contract Management
Pamela M. Adams	Default Servicing Liaison

IN WITNESS WHEREOF, the undersigned has duly executed this Secretary's Certificate as of October 6, 2003.

SEAL

  
\_\_\_\_\_  
John R. Erbey  
Secretary

